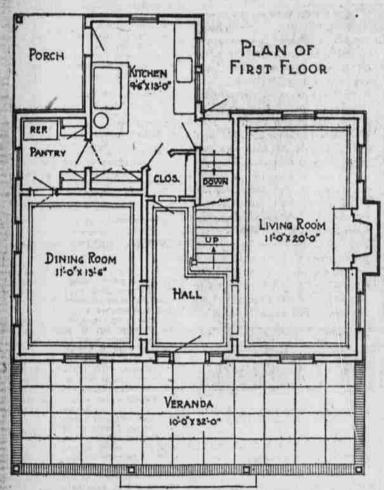
HOME HUNTING JOURNEYS THROUGH NEW YORK'S SUBURBS



use for immediate occupancy nd are unable to buy one built when rices were 100 per cent, lower than

and there is a concrete porch, size 10x a built in tub.

they are now are fortunate indeed when they find a newly built house the materials of which were contracted for behabitants which adjoins one of the most justly famed suburbs of New York. It



paper. The lathes are bevelled so as to and two swinging doors shut out the dovetail" the cement, thus preventing cooking odors from the dining room as

ROOF

BED RM#2 11-0"X14-6"

PLAN OF

SECOND FLOOR

PLAN OFFSHOOT OF GREENWICH VILLAGE

Street Section Into Real "Latin Quarter."

twig of old Greenwich Village to Minetta street and Minetta place, near Bleecker street, and make of it a simon pure street, and make of it a simon pure Seventy-third street and Broadway has been purchased by Sheriff David H. Knott and Henry J. Veitch, president of the Hotel St. Andrew Company, as a neouncement made last week by Peps & site for a fourteen story hotel to cost about \$3,000,000. The property has been in the market for some time. It is the great of the market for some time. It is the great and Minetta place, near Bleecker property at the southwest corner of with an "L" to 62 Wooster street, soid by Edward M. Bassett, former by through Robert L. McGhee. Domenico A. Galante bought the dwelling at 36 Dominick street, soid by John Geagon, through J. Irving Walsh.

Brother, agents for Washington Square been in the market for some time. It of old Greenwich Village to Minetta, old houses on Minetta street and Minetta place for the Land Wurster Club to A. 169 feet abutting the hotel, 187 feet on Gordon. According to Pepe & Brother, Seventy-third street, with a rear line of Frank El Vitelo, the architect, is plan- 102 feet. Earle & Calhoun negotiated ning to convert the quaint old structures

The houses involved in the purchase 500 room structure, and construction of Mr. Gordon are 2, 6, 8 and 10 Minetta work will be started at an early date. street and 1, 2, 3, 4 and 5 Minetta. The Rutgers Street Presbyterian place, all three story and basement Church, as it was originally called, celebrick structures capable of being altered brated its 100th anniversary in 1898. In

and Mr. Gordon desire the cooperation of the present site at Broadway and investors who are in sympathy with Seventy-third street was selected. Sub-American art to join in the plan. Own-sequently the property on Madison ave-American art to join in the plan. Owners of property in the neighborhood who

nue was sold for about \$126,000, and the are not in the market are to be asked lots on Broadway, which cost \$93,700, to make similar improvement of their houses. There are eighteen houses of their this type on Minetta street, fourteen on and chapel at the time of its dedication was about \$240,500. Minetta lane and seven on Minetta place which are capable of transformation into the nucleus of a Latin Quarter.

by the Indians to describe a small brook that used to wind its way through Washington Square to Houston street on its way to the North River It was navigated by Herr Hen drick Hudson. The name, however, has been subjected to changes by the Dutch and later by the English.

Work has already been started on the alteration of 8 Minetta street. This house was recently occupied by Harry Kemp, the "Box Car Poet," who eloped with Meta Fuller Sinclair, wife of Upton Blaciair. Kemp, as all Bohemia knows, is manager of the "Little Thimble" Theatre, at Fifth avenue and Eighth street, where he expects to put on one

of his latest plays in January.

Kemp is to occupy the remodelled bouse and will derive inspiration from proper atmosphere for playwriting as Kamp believes plays should be written. There will be a large fireplace and open

beams and rafters, &c.

The garret of 8 is to be finished in something like the same style, and so-cording to Pepe & Bro. it will be rented "Boby" Edwards, the well known troubadour of the equally well known "Village." By the fall of 1920, it is expected, there will be a lusty offspring of old Greenwich in the Minetta section, and it is believed that with the new subway facilities rentals will open the eyes of the more conservative propwners in the neighborhood who have thus far been catering to the "proletariat tenant."

APARTMENT BUYING POPULAR.

Interest Aroused in Concourse Cooperative Flats.

Buying an apartment on the cooperative plan, according to the Bethle-hem Engineering Corporation of 527 Fifth avenue, which is completing a cooperative apartment house on the south course and Creston avenue, is getting to be the popular thing. The publicity been given to the project, the aroused much interest outside the city

Inquirers seeking terms say they are seeking a cooperative apartment as much for the investment attraction as they are to escape the astounding course apartments extends to each coerator a perpetual lease, in return for sich he agrees to share his proportion of mortgage indebtedness and operating erator receives stock in the Concour-

REAL ESTATE NEWS. NOTES AND GOSSIP

Realtors to Transform Minetta Sheriff David Knott and H. J. Veitch Edward M. Bassett Presents and the East River. Purchase Old Rutgers Church Site for Hotel

Anthony avenue.

Eleng 2615 Jerome avenue, a five story

\$12,550, and held at \$66,500.

trols a plot 25x200.

rrederick L. Collins's residence at Scarsdale, bought by Raymond I

Morse of Scarsdale. The estate covers five acres, attractively landscaped

It was sold by L. P. and H. Y. C. Fish

been in the market for some time. It adjoins the Hotel St. Andrew on the north, fronting 196.10 feet on Broadway, the transaction.

Plans are now being prepared for a

quarters for artists, sculptors and 1863 the church moved from its old home in Rutgers street to Madison avenue and Pepe & Brother announce that they Twenty-ninth street. In the fall of 1887

83 HAMILTON TERRACE SOLD.

Stark & Spitzer have purchased from Benjamin Winter the two six story elevator apartment houses at 53 to 63 at 11 East Fifty-sixth street, a four Hamilton terrace, on a plot 275x93. The story dwelling, 25x80, through George property is arranged for eighty-seven families. The aggregate rental is about \$84,000. Abraham Leichter, attorney, acted for the purchasers. T. Schwartz was the broker

RECENT PURCHASERS.

The 469 Broome Street Company (H. J. Sondheim, M. B. Cohen and H. A. Cone, directors) is the buyer of the Guenther Building at the southwest corner of Broome and Greene streets, property, which fronts on Great South sold recently by the James R. Smith

The Majestic Mills Paper Company is A number of dwellings are now in course the buyer of the six story store and loft of construction.

EXPLAINS EFFECTS OF ZONING THE CITY

Series of Articles on Its

The following article is the first of a series on soning New York city, pre-pared by Educard M. Bassett, former branches on Greenwich street and Beach Public Service Commissioner schoots

D. A. Grotta has sold for the Leybuck fell how public garages have been held Company the three story and cellar brick private dweiling on plot 25x80x irregular in check by the soning law, how bill-at the southeast corner of Kingsbridge boards may be prevented in residential road and Morris avenue, and for E. W. districts and how a docen other im-K. Holding Corporation the two story and cellar stone private dwelling with provements may be derived by reason garage on plot 50x100 at the southwest of the law; corner of Mount Hope place and Zoning is

Zoning is the protection of city areas against buildings and uses that will cause injury. The State has the power H. L. PHELPS IN THREE DEALS. to preserve the welfare of its communi-H. L. Phelps has sold for a Mrs. ties. This differs from taking by con new law house, 63x125, renting for \$12,-000 and held at \$68,000; also for Samuel demnation and making payment to owners and assessing the cost on other Harris 988 Morris avenue, a five story fifteen family house, 37.6x120, and for owners. It is the same power under which the State establishes laws for Charles Dnewitz 2317 Tiebout avenue, a five story house, 51x120, renting for health and fire protection. No compen-sation is made. Each property owner gives up something for the benefit of all, and he himself, with all others, receives the general benefit.

DRESSMAKERS EXPANDING. The State Legislature in 1914 do T. M. & J. M. Fox & Co., dressmakers, nated this power (sometimes called the who own and occupy 10 East Fifty-sev police power) so far as it affects height, size and use of buildings to the Board of enth street, purchased from the Thorn-brake Company the abutting property Estimate. The Board of Estimate of July 25, 1916, imposed protective regulations on the entire city called the zon R. Read & Co. Fox Company moved to Fifty-seventh street about seven years ing law. It made a map of the entire city showing the allowable heights of new buildings in different districts; anago from 53 East Thirty-fourth street. other map showing the allowable size, and another showing the allowable use.

The ordinance itself explains the incan be changed only by the Board of Estimate. The board of appeals preve undue harshness in the carrying out of these protective regulations as to specific buildings but has no power to alter the maps. The Fire Department has Bay, was formerly held by the Mollen-hauer estate and comprises forty acres. power to prevent changes of uses which contravene the maps and law. Plans for new buildings and alteration of old buildings cannot be filed and permits obtained unless they conform to these

Estate at Scarsdale Sold LEASE HOTEL PARLOR FOR SILK SHOWROOM

NEW L. I. DEVELOPMENT CO.

Business Claims Floor of Old Park Avenue Hostelry.

An interesting and rather picturesque indication of the shortage of business space is contained in the announcement of the Park Avenue Hotel at Fourth avenue, Thirty-third and Thirty-second streets, have been rented on long term leases to a number of silk concerns for office room and showroom purposes. The hotel is one of the few remaining

types of the hotels which when erected were considered too far uptown and which were regarded as the "last word" in eighe and comfort. It has a great

RESELLS WATER FRONTAGE. Warehouse Co. Buys Old Sugar

Company Holdings, Arthur L. D. Warner, president of the Warner Sugar Refining Company, has resold the American Sugar Refining Company property at Forty-eighth street

Arthur C. Sheridan sold the property at auction last Friday, the sale taking place in the Exchange Sales Room, for the price of \$39,000. The plot measures 160 feet on Forty-eighth street by 100

feet in depth, with about five lots addi-tional on the water front. The purchaser is the Independent Warehouse, Inc., which has other

GARDEN CITY HOUSES OPEN FOR INSPECTION

Three Are Sold and 25 Are All but Completed.

The Garden City Development Corporation, Charles F. Neergaard president, reports the sale of three houses at Garden City Estates, Long Island, at the Nassau Boulevard station on the Hemp-stead division of the Long Island Rail-

William C. Ashton of Brooklyn has

sold to F. J. Lowry of Brooklyn; also in Kensington road the Beniamin Grimshaw English-Colonias nouse has been sold to Charles A. Hamman of Brooklyn. The Garden City Development Corpo

ration also reports that the twenty-fivnew houses now being erected at Gar den City Estates have reached the "inspection" stage, and that it is now pos sible to judge of the quulity of the work-manship, the charm, the simplicity and the completeness of these houses.

This is one of the largest and most

substantial building operations now being undertaken in Nassau county, and the Garden City Development Corpora tion is authority for the statement tha the purchase of a number of the houses

HOUSING PROBLEM Middletown Obtains 100 Per

Cent. Results From Good Team Work.

"Countrywide interest is being maniested by architects and builders in nethods being worked out in financing the building of homes, especially in 16 Story Loft Among Valuable Parcels

to Be Sold at J. P. Day's Special Sale

sections where there has been considerable difficulty in obtaining euflicient funds to enable construction to proceed," says the American Architect.

"Many plans to stimulate building lave been tried out by communities, some of which have been successful, while others only partially so, in securing needed loans.

"An admirable example of what can be accomplished by a municipality when there is 100 per cent, cooperation by all interests concerned is record fust made by Middletown, Ohlo. That city, forced by an acute housing shortage, set out immediately with a thorough determination to solve its preblems. There was no 'hurrahing' wasted energy in going about the ma ter, just a sane businesslike handling by the interests concerned. But most important of all there was real coopera tion between each element, a vital factor in the solution of a problem of this

"In some of the larger cities in the United States it has been possible to secure State aid in building financing. and many efforts have been made work out a Federal system Middletown, Ohio, however, had or dence in its ability to secure sufficie funds without going outside of its of boundaries for help. Fortunately the live Chamber of Commerce, which with the progressive Middletown Real Estats Board, shouldered the many respons

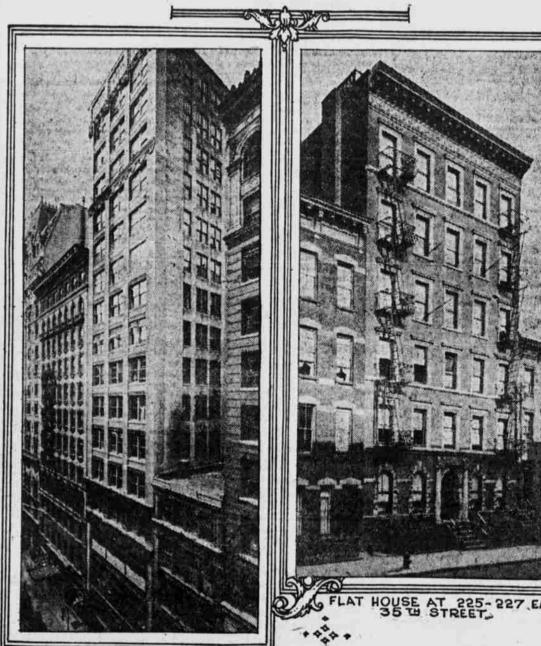
character.

"When the Mayor of Middletown is sued the statement. We must interest local capital in solving our housing probward with vigorous efforts. The man facturers of the city, anxious is have their employees properly housed. The sponded quickly to the appeal for lo With this start the plan went cape

"It was at the close of the building season of 1918 that home builders in Middletown were first confronted with the difficulty of securing money on gage loans to complete the financing of their operations. "The Middletown Real Estate Bart.

with the cooperation of manufacturers who were also vitally interested in haring their employees satisfactorily housed. devised the plan to meet the sing It was this: Through the industria It was this: partment of the Chamber of Comconsent of all the manufacturers was cured to a plan of financing which I vided for temporary deposits by manufacturers in the building assortions, such funds to be loaned to the o structing developers or to the purchasers of new homes on first mortgage.

"The plan was unanimously approved the deposits by the different industries made for refund within eighteen months. The situation was thereby relieved. The manufacturers were paid back their deposits with interest within six months. The operation will be repeated in closing months of 1919, having provi



SIXTEEN STORY LOFT BUILDING AT 39-

which were regarded as the "last word in style and comfort. It has a great square inare court with a central fountation and produced in the special sales day to be held next Tuesday by Joseph P. Day to 10 Gouverneur slip, a vacant plot, 60x to 10 Gouverneur slip, a vacant plot, 60x